

## FOR SALE - DEVELOPMENT



### John Hayes Buildings, 1D Gordon Road, Harrow HA3 5RY

1,250 Sq Ft (116.12 Sq M)

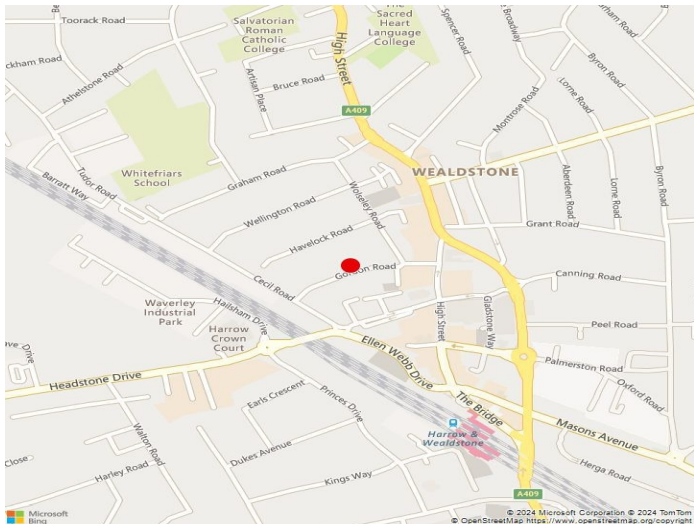
Guide price £495,000

**FREEHOLD FOR SALE**

- WITHIN EASY WALKING DISTANCE OF STATION
- PLANNING PERMISSION (1 X 1 BED AND 1 X 2 BED)
- SEPARATE AMENITY SPACE AT REAR
- VACANT POSSESSION

## Location

Located in the heart of Wealdstone Town Centre within easy walking distance to Asda, Iceland, Boots, Wenzels and Nationwide. Harrow & Wealdstone Station provides access to TfL Overground and Southern Trains and the Bakerloo Underground Line.



## Description

Demolition and redevelopment to provide two storey building with habitable roof space comprising of two flats (1 x 1 bed and 1 x 2 bed) to front of site, separate amenity space, single storey building at rear for office use (Use Class Ec), boundary treatment, landscaping, refuse and cycle storage.

## Accommodation

Accommodation	sq ft	sq m
Total Area	1,250	116.12

## EPC

An energy performance certificate (EPC) is available upon request.

## Price

[£495,000 Guide price. Freehold with vacant possession.

## Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

## Business Rates

Our enquiries show that the premises are assessed for rating purpose as follows:-

Rateable Value: £11,500

Rates Payable : £5,739 (2024/2025)

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM.

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## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.